

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE BOSTON HOUSING
AUTHORITY - PARCELS 9, 10, 11, 12, 13, 14,
26 and 27 IN THE KITTREDGE SQUARE URBAN
RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Housing Authority has expressed an interest in and has submitted a satisfactory proposal for the development of Parcels 9, 10, 11, 12, 13, 14, 26 and 27 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the tentative designation of the Roxbury Action Program for Parcels 9, 10, 11, 12, 13 and 14 in the Kittredge Square Urban Renewal Area be and hereby is rescinded.
2. That the Boston Housing Authority be and hereby is tentatively designated as Redeveloper of Parcels 9, 10, 11, 12, 13, 14, 26 and 27 in the Kittredge Square Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.

3. That disposal of Parcels 9, 10, 11, 12, 13, 14, 26 and 27 by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



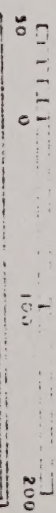
9, 10, 11, 12, 13, 14,
26 and 27

LOCATION 50-56 Highland St.
60-70 Highland St.
USE Rehabilitation

AREA
WIDTH
DEPTH
ACCESS
PARKING
D.U.'s
ZONING

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
KITTRIDGE SQUARE URBAN RENEWAL PLAN
PROJECT NO. MASS R-167
BOSTON REDEVELOPMENT AUTHORITY

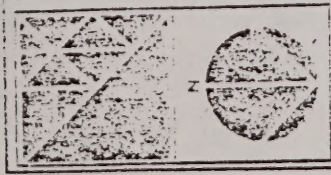


DISPOSITION PARCELS

DATE:

KITTRIDGE SQUARE
Urban Renewal Area
Massachusetts R-167

BOSTON REDEVELOPMENT AUTHORITY



3778



BOSTON HOUSING AUTHORITY
53 State Street
Boston, Massachusetts 02109

RECEIVED

JUL 7 1978

617-227-3850

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR
July 5, 1978

Mr. Robert Walsh, Director
Boston Redevelopment Authority
City Hall
1 City Hall Square
Boston, MA 02201

Re: Designation of Boston Housing
Authority as Redeveloper of
Certain Parcels in Roxbury
Project No. Boston 705-1

Dear Mr. Walsh:

As you know, the Roxbury Action Program has for the past three years been working with the Boston Housing Authority with funding provided through the Department of Community Affairs toward the planning and implementation of a Neighborhood Improvement Program in Highland Park.

One of the keystones of this effort is the rehabilitation of 26 units of housing in Kitteredge Square, known as 50, 52, 54, 58, 60, 62, 64, 66, 68, and 70 Highland Street. The Department of Community Affairs has set aside funding under its Chapter 705 low rent housing program to rehabilitate these units. Stull Associates, Inc. is under contract with the Boston Housing Authority for design services and is currently completing design development drawings. A set of plans and outline specifications is enclosed for your review.

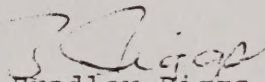
As of now, the Roxbury Action Program is the tentatively designated redeveloper of the buildings. However, since funding to accomplish the rehabilitation will be coming directly to the Housing Authority and not to Roxbury Action Program, we herewith request that your Authority transfer the tentative designation of RAP for these buildings to the Boston Housing Authority. Although it would be the Boston Housing Authority which would actually own the buildings, RAP will continue to be our partner in the rehabilitation effort and will, of course, continue to play the lead role in the implementation of the entire Neighborhood Improvement Program.

Mr. Robert Walsh
June 8, 1978
Page Two

In addition to your Authority transferring the tentative designation of redeveloper from Roxbury Action Program to the Boston Housing Authority for the properties in Kitteredge Square, the Housing Authority requests that your Agency acquire the vacant lot at 74 Highland Street from the Real Property Department of the City and include this additional parcel in the disposition documents to the Housing Authority. This additional lot will provide off-street parking to the residents of the housing on Kitteredge Square. Conversion of this currently vacant lot is vital to the success of the development in that it will make the development more acceptable to the residents of the community at large as well as provide a convenience to future tenants in the assisted housing.

I appreciate your attention to these matters.

Sincerely yours,


Bradley Biggs
Administrator

cc Roxbury Action Program



ROXBURY ACTION PROGRAM

10 LINWOOD STREET,

ROXBURY, MASSACHUSETTS 02119

(617) 442-4400

April 20, 1978

Mr. Robert Walsh, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Walsh:

As you know, RAP is the designated developer for the BRA rehabilitation housing package in Highland Park. We have chosen the State 705 Program as our vehicle to achieve this goal. Our project is known as 705-1.

We request that the developer designations be transferred from RAP to the Boston Housing Authority (BHA). The parcels in question are: 50, 52, 54, 58, 60, 62, 64, 66, 68 and 70 Highland Street. This change of developer designation is necessary because BHA will legally own these properties. We further request that your agency acquire 74 Highland Street from the Real Property Department of the city of Boston and include this as a part of the package. We plan to use this space as packing for the residents of the 705-1 development. It is vital to the development in that it will make it more acceptable to the present residents of the community and remove the residents of the development's cars off the street.

Your earliest attention to this matter will be greatly appreciated.

Thank you.

Sincerely,
ROXBURY ACTION PROGRAM, INC.

Robert C. Perry
Housing Developer/Associate Director

Boston Housing Authority

RCP/br

Bradley Biggs
Administrator

enc

cc: Steve Giddings, BHA
David Baker, BRA
Norman Dion, DCA
Emmitt Haygood, SAI

Selected By The United States Jaycees As One Of The Nation's 100 Most Successful Self-Help Programs

CORPORATE OFFICERS:

GEORGE J. MORRISON
PRESIDENT

LLOYD H. KING
VICE PRESIDENT

POLICY COMMITTEE OFFICERS:

EDWARD L. COOPER
CHAIRPERSON

ERLINE B. WILLIS
SECRETARY



MICHAEL S. DUKAKIS
GOVERNOR

WILLIAM G. FLYNN
SECRETARY

The Commonwealth of Massachusetts
Department of Community Affairs

One Ashburton Place
Boston, Mass. 02108

October 4, 1978

Mr. Arthur Noonan
Boston Redevelopment Authority
City Hall
Boston, MA 02110

Dear Mr. Noonan:

Enclosed please find three copies of the Contract for Financial Assistance between the Department of Community Affairs and the Boston Housing Authority. This contract provides the development/construction funding for the 705-1 project in Highland Park.

Also please find three copies of contract between the Department, the Boston Housing Authority, and the Roxbury Action Program, which specifies the functions each agency is to perform in the implementation of the program.

Sincerely,

A handwritten signature in cursive script that reads "Norman M. Dion".

Norman Dion
NIP Coordinator
Office of Local Development

ND/pac

Enclosures

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:
Boston Housing Authority
- b. Address and ZIP Code of Redeveloper:
53 State Street
Boston, Massachusetts 02109
- c. HUD Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Kittredge Square Urban Renewal Area (Project No. Mass R167)

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Nos. 50, 52, 54, 58, 60, 62, 64, 66, 68, 70
Highland Street, Roxbury, Boston, Massachusetts

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☒ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Barbara Carpenter)	Chairperson
John Connolly)	Vice Chairperson
John Battos)	Secretary/Treasurer
P. Phillip Snowden)	

Boston Housing Authority
53 State Street
Boston, Mass. 02109

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
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7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$ --
 b. Cost per dwelling unit of any residential redevelopment \$ --
 c. Total cost of any residential rehabilitation \$1,080,000
 d. Cost per dwelling unit of any residential rehabilitation \$ 40,000

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
		X Rents will be based on 25% of income; average rental for current BHA projects is approximately \$75.00 per month	
22	2-Bedroom units		
4	3-Bedroom units		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Resident parking space will be provided (17 spaces) on a vacant lot to be improved at 74 Highland Street.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Barbara Carpenter

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: September 29, 1978

Barbara A. Carpenter
 Signature

Chairperson

53 State Street
Boston, Massachusetts 02109

Address and ZIP Code

Dated: September 29, 1978

[Signature]
 Signature

Secretary

53 State Street
Boston, Massachusetts 02109

Address and ZIP Code

- ¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, and for the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

2 November 1978

MEMORANDUM

To: Boston Redevelopment Authority

From: Robert J. Ryan, Director

Subject: Kittredge Square Urban Renewal Area
Project No. Mass. R-167
Tentative Designation of Redeveloper

On June 6, 1974 the Authority tentatively designated the Roxbury Action Program as the redeveloper for the rehabilitation of Parcels 9, 10, 11, 12, 13 and 14 (54-56 and 60-66 Highland Street) in the Kittredge Square Urban Renewal Area. These buildings, when combined with 58 Highland Street which is owned by the Roxbury Action Program and 50-52 and 68-70 Highland Street which were acquired by the Authority subsequent to RAP's designation, form a row of nine (9) contiguous three-story brick structures on Highland Street between Dorr and Millmont Streets.

The Roxbury Action Program has been working with the Massachusetts Department of Community Affairs and the Boston Housing Authority to provide a program for the 50-70 Highland Street block. The program developed calls for the rehabilitation of the nine (9) buildings into 26 housing units comprised of 22 two-bedroom units, 2 three-bedroom units, and 2 four-bedroom units. The estimated cost per unit is in the range of \$32-\$35 thousand dollars. The Department of Community Affairs has committed funding for the rehabilitation under the Chapter 705 low rent housing program. In addition, the Department of Community Affairs will provide \$100,000 towards the rehabilitation of the Marcus Garvey House in John Eliot Square as an ancillary community facility.

The Department of Community Affairs will channel its funding directly to the Boston Housing Authority. The Housing Authority has contracted with Stull Associates to provide design development drawings. The Boston Housing Authority will own the buildings and RAP will be the management agent for the completed project.

The implementation of this low-income housing program will serve the needs of the Kittredge Square Urban Renewal Area. The Roxbury Action Program has requested the rescinding of their designation and the designation of the Boston Housing Authority so that this program can proceed. Prompt action is required in this instance to assure that these buildings will not be lost due to vandalism or fire damage.

It is therefore recommended that the Authority rescind the tentative designation of the Roxbury Action Program as Redeveloper of Parcels 9, 10, 11, 12, 13 and 14 and that the Boston Housing Authority be tentatively designated as redeveloper for Parcels 9, 10, 11, 12, 13, 14, 26 and 27 in the Kittredge Square Urban Renewal Area.

An appropriate Resolution is attached.